

In Re:
Ana Vargas

Case No.: 18-26512
Chapter: 13
Judge: CMG

NOTICE OF PROPOSED PRIVATE SALE

Ana Vargas, Debtor, in this case proposes to sell property of the estate to the persons and on the terms described below. If you object to the sale, you must file a written objection with the Clerk of the United States Bankruptcy Court and serve it on the party listed below not later than 7 days before the hearing date.

Address of the Clerk: Clerk, United States Bankruptcy Court
United States Bankruptcy Court
402 E. State Street
Trenton, New Jersey 08608

If an objection is filed, a hearing will be held before the Honorable Christine M. Gravelle on 11/7/2018 at 9:00 a.m. at the United States Bankruptcy Court, courtroom no. 402 E. State Street, Trenton, New Jersey 08608. (Hearing date must be at least 28 days from the date of this notice). If no objection to the sale is filed, the clerk will enter a Certification of No Objection and the sale will be held as proposed.

Description of property to be sold: Debtor's interest in real property located at:
111 Burnham Drive
Fords, New Jersey 08863

Proposed Purchaser: Michael Fortunato

Sale price: \$349,900

☒ Pursuant to D.N.J. LBR 6004-5, I request to pay the real estate broker and/or real estate attorney at closing on the terms set forth below.

Name of Professional: Michelle Marquez and Bruce C. Truesdale, Esq.
Amount to be paid: 5% of sale price and \$1050 to Bruce C. Truesdale, Esq.
Services rendered: Real estate broker services and attorney real estate closing services

Higher and better offers will be received. They must be in writing and filed with the clerk not later than 7 days before the hearing date set forth above.

Objections must be served on, and requests for additional information directed to:

Name: Bruce C. Truesdale, Esq.
Address: 147 Union Ave, Suite 1E, Middlesex, New Jersey 08846
Telephone No.: 732-302-9600

Certificate of Notice Page 3 of 4
 United States Bankruptcy Court
 District of New Jersey

In re:
 Ana R. Vargas
 Debtor

Case No. 18-26512-CMG
 Chapter 13

CERTIFICATE OF NOTICE

District/off: 0312-3

User: admin
 Form ID: pdf905

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 Total Noticed: 31

Date Rcvd: Oct 15, 2018

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Oct 17, 2018.

db +Ana R. Vargas, 111 Burnham Drive, Fords, NJ 08863-1003
 r +Michelle Marquez, JJ Elek Realty, 117 Main St, Woodbridge, NJ 07095-2895
 cr +WELLS FARGO BANK, N.A., Phelan Hallinan & Schmieg, PC, 400 Fellowship Road, Suite 100, Mt. Laurel, NJ 08054-3437
 517706513 American Express, PO Box 8218, Mason, OH 45040-8218
 517706514 ++BANK OF AMERICA, PO BOX 982238, EL PASO TX 79998-2238
 (address filed with court: Bank of America, PO Box 982235, El Paso, TX 79998)
 517755807 +Bank of America, N.A., P O Box 982284, El Paso, TX 79998-2284
 517706515 +Best Buy Credit Services, PO Box 790441, Saint Louis, MO 63179-0441
 517706516 Cenlar, PO Box 77404, Helmetta, NJ 08828
 517706518 +Firstsource Advantage LLC, 205 Bryant Woods South, Buffalo, NY 14228-3609
 517706519 +Frederic I Weinberg & Associates, PC, 1200 Laurel Oak Road, Suite 104, Voorhees, NJ 08043-4317
 517706520 General Revenue Corp, 4660 Duke Dr Suite 300, Mason, OH 45040-8466
 517706521 Macys/DSNB, PO Box 8218, Mason, OH 45040-8218
 517706522 +Mohela/Dept of Ed, 633 Spirit Drive, Chesterfield, MO 63005-1243
 517751755 +Navient Solutions, LLC. on behalf of, National Student Loan Program, PO BOX 82507, Lincoln, NE 68501-2507
 517706525 +Quest Diagnostics, PO Box 740985, Cincinnati, OH 45274-0985
 517706527 Sears Credit Cards, PO Box 6282, Sioux Falls, SD 57117-6282
 517706528 Sears/CBNA, PO Box 6282, Sioux Falls, SD 57117-6282
 517706529 TD Bank USA/Target Credit, PO Box 673, Minneapolis, MN 55440-0673
 517706530 ++TOYOTA MOTOR CREDIT CORPORATION, PO BOX 8026, CEDAR RAPIDS IA 52408-8026
 (address filed with court: Toyota Financial Services, Bankruptcy Dept, P.O. Box 8026, Cedar Rapids, IA 52408)
 517711082 +U S Department of Education/MOHELA, 633 Spirit Drive, Chesterfield, MO 63005-1243
 517706531 Wells Fargo, PO Box 5185, Sioux Falls, SD 57117-5185
 517783076 Wells Fargo Bank, N.A., Wells Fargo Education Financial Services, PO Box 10438, MAC F8235-02F, Des Moines, IA 50306-0438
 517706532 +Wells Fargo Home Mortgage, PO Box 10335, Des Moines, IA 50306-0335
 517706533 +Womens Healthcare Imaging, Corp, PO Box 2185, Union, NJ 07083-2185

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.

smg E-mail/Text: usanj.njbankr@usdoj.gov Oct 15 2018 23:50:25 U.S. Attorney, 970 Broad St., Room 502, Rodino Federal Bldg., Newark, NJ 07102-2534
 smg +E-mail/Text: ustpreion03.ne.ecf@usdoj.gov Oct 15 2018 23:50:22 United States Trustee, Office of the United States Trustee, 1085 Raymond Blvd., One Newark Center, Suite 2100, Newark, NJ 07102-5235
 517706517 +E-mail/Text: BNC-ALLIANCE@QUANTUM3GROUP.COM Oct 15 2018 23:50:15 Comenity Bank/Victorias Secret, PO Box 182789, Columbus, OH 43218-2789
 517706523 +E-mail/PDF: pa_dc_claims@navient.com Oct 15 2018 23:56:33 Navient, PO Box 9500, Wilkes Barre, PA 18773-9500
 517706524 E-mail/PDF: PRA_BK2_CASE_UPDATE@portfoliorecovery.com Oct 15 2018 23:57:44 Portfolio Recovery Associates, 120 Corporate Blvd, Suite 100, 23502, Norfolk, VA 23502
 517706526 +E-mail/Text: bkrpt@retrievalmasters.com Oct 15 2018 23:50:21 Retrieval-Masters Creditors Bureau, Inc, 4 Westchester Plaza, Suite 110, Elmsford, NY 10523-1615
 517708985 +E-mail/PDF: gecsed@recoverycorp.com Oct 15 2018 23:57:04 Synchrony Bank, c/o of PRA Receivables Management, LLC, PO Box 41021, Norfolk, VA 23541-1021
 TOTAL: 7

***** BYPASSED RECIPIENTS *****

NONE.

TOTAL: 0

Addresses marked '+' were corrected by inserting the ZIP or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.

Transmission times for electronic delivery are Eastern Time zone.

Addresses marked '++' were redirected to the recipient's preferred mailing address pursuant to 11 U.S.C. 342(f)/Fed.R.Bank.PR.2002(g)(4).

I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Oct 17, 2018

Signature: /s/Joseph Speetjens

District/off: 0312-3

User: admin
Form ID: pdf905

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Total Noticed: 31

Date Rcvd: Oct 15, 2018

CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on October 12, 2018 at the address(es) listed below:

Albert Russo docs@russotrustee.com
Bruce C. Truesdale on behalf of Debtor Ana R. Vargas brucectruesdalepc@gmail.com,
bctpcecf@gmail.com/r49787@notify.bestcase.com
Nicholas V. Rogers on behalf of Creditor WELLS FARGO BANK, N.A. nj.bkecf@fedphe.com
Rebecca Ann Solarz on behalf of Creditor Pingora Loan Servicing, LLC rsolarz@kmlawgroup.com
U.S. Trustee USTPRegion03.NE.ECF@usdoj.gov

TOTAL: 5